

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700438

Date of Tax Deed Application
Jun 21, 2017

This is to certify that **US BANK AS CUST FOR MAGNOLIA T**, holder of **Tax Sale Certificate Number 2015 / 2046**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:
04-2195-000

Cert Holder:
US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378CINCINNATI, OH 45264

Property Owner:
DIGANCI WILLIAM J &
DIGANCI LORI
915 FREMONT AVE
PENSACOLA, FL 32505
LT 16 BLK 6 WILDEWOOD PB 4 P 47/47A OR 6961 P 1133 SEC
46/10 T 1/2 S R 30

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/2046	04-2195-000	06/01/2015	666.21	33.31	699.52

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/1828	04-2195-000	06/01/2017	425.75	6.25	21.29	453.29
2016/1808	04-2195-000	06/01/2016	392.52	6.25	19.63	418.40

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,571.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,946.21

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	20,574.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of June, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 2, 2018

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-2195-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700438

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378
CINCINNATI, OH 45264,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-2195-000	2015/2046	06-01-2015	LT 16 BLK 6 WILDEWOOD PB 4 P 47/47A OR 6961 P 1133 SEC 46/10 T 1/2 S R 30

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
US BANK AS CUST FOR MAGNOLIA T
P.O. BOX 645378
CINCINNATI, OH 45264

06-21-2017
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[←](#) Navigate Mode ☒ Account ☐ Reference [→](#)
[Printer Friendly Version](#)

General Information

Reference: 461S301100016006
Account: 042195000
Owners: DIGANCI WILLIAM J &
 DIGANCI LORI
Mail: 915 FREMONT AVE
 PENSACOLA, FL 32505
Situs: 915 FREMONT AVE 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): MONTCLAIR/WOODHAM/PENSACOLA
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$4,500	\$36,722	\$41,222	\$41,149
2015	\$4,500	\$36,363	\$40,863	\$40,863
2014	\$4,500	\$29,472	\$33,972	\$33,972

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/11/2013	6961	1133	\$20,000	WD	View Instr
04/23/2012	6848	1768	\$100	CJ	View Instr
09/1986	2274	365	\$100	WD	View Instr
01/1976	1025	923	\$16,000	WD	View Instr
01/1976	1002	746	\$16,500	WD	View Instr
01/1970	507	842	\$8,700	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

 LT 16 BLK 6 WILDEWOOD PB 4 P 47/47A OR 6961 P
 1133 SEC 46/10 T 1/2 S R 30

Extra Features

 FRAME BUILDING
 SCREEN PORCH

Parcel Information

Section Map Id:
 46-1S-30-2



Approx. Acreage:
 0.1854

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)


[View Florida Department of Environmental Protection\(DEP\) Data](#)
[Launch Interactive Map](#)

Buildings

Address: 915 FREMONT AVE, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1

EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

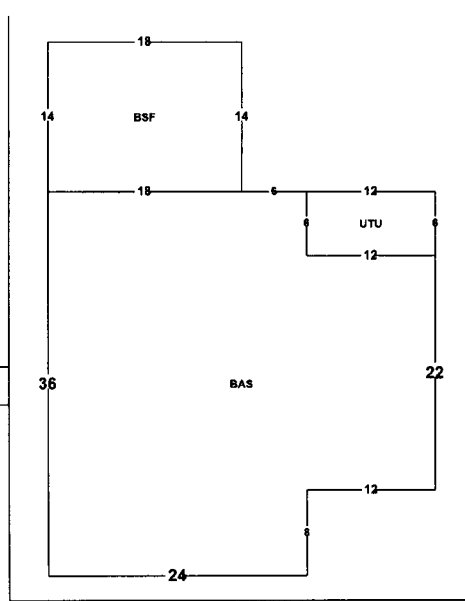


 Areas - 1452 Total SF

BASE AREA - 1128

BASE SEMI FIN - 252

UTILITY UNF - 72



Images



9/25/14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:07/03/2017 (tc.5169)

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

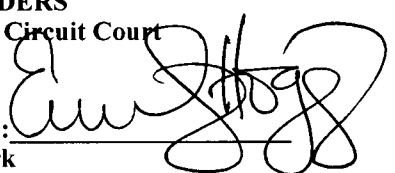
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 042195000 Certificate Number: 002046 of 2015**

Payor: LORI DIGANCI 915 FREMONT AVE PENSACOLA, FL 32505 Date 07/31/2017

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,156.81
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,754.06

\$218.40

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2015 TD 002046

Redeemed Date 07/31/2017

Name LORI DIGANCI 915 FREMONT AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,156.81
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 042195000 Certificate Number: 002046 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="07/31/2017"/>
Months	7	1
Tax Collector	<input type="text" value="\$1,946.21"/>	<input type="text" value="\$1,946.21"/>
Tax Collector Interest	\$204.35	\$29.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,156.81	<input type="text" value="\$1,981.65"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,754.06	\$2,438.40
	Repayment Overpayment Refund Amount	\$315.66

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 7, 2017

US BANK AS CUST FOR MAGNOLIA T
PO BOX 645378
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 002046	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

18-020

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14032

November 7, 2017

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 11-07-1997, through 11-07-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Willilam J. Deganci and Lori D. Deganci

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 7, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14032

November 7, 2017

Lot 16, Block 6, Wildewood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 47 & 47-A, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14032

November 7, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$42,390.00. Tax ID 04-2195-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 04-2195-000

CERTIFICATE NO.: 2015-2046

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

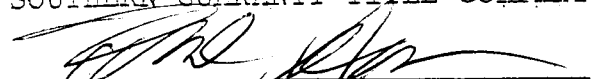
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2017 tax year.

William J. DiGanci
Lori DiGanci
915 Fremont Ave.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 7th day of November, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared by:
Rhonda D. Wilson
Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

File Number: 2012-00283

General Warranty Deed

Made this January 11, 2013 A.D. By

Bryan Reynolds, a single man whose address is P.O. Box 391 Foley, AL 36535, **Michelle Reynolds, a single woman**, whose address is: 35 Norwood Drive Pensacola, FL 32526, **Melissa Couch, a married woman**, whose address is: 25 Nottingham Way Pensacola, FL 32506, **Heather Reynolds, as Natural Gaurdian of Gregory Lee Reynolds Jr., a minor child and as Natural Guardian of Tristan Reynolds, a minor child** whose address is: 4381 Reinsma Road Milton, FL 32583, , hereinafter called the grantor, to

William J. DiGanci and Lori DiGanci, husband and wife, whose post office address is: 915 Fremont Avenue, Pensacola, Florida 32505, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 16, Block 6, Wildewood Subdivision, according to the plat thereof, recorded in Plat Book 4, Page(s) 47 and 47-A, of the Public Records of Escambia County, Florida.

Parcel ID Number: 461S301100016006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

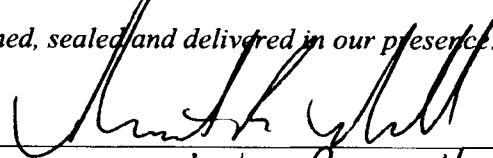
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

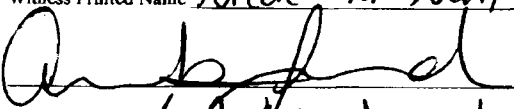
Prepared by:
Rhonda D. Wilson
Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

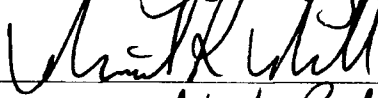
File Number: 2012-00283


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

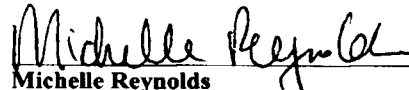
Signed, sealed and delivered in our presence:

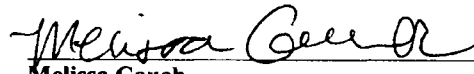

Witness Printed Name Nicole R. Mall

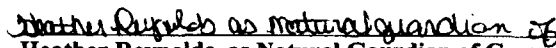

Witness Printed Name Amber Lynch

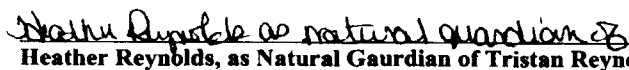

Witness Printed Name Nicole R. Mall


Witness Printed Name Amber Lynch


Michelle Reynolds (Seal)
Address: 35 Norwood Drive, Pensacola, FL 32526


Melissa Couch (Seal)
Address: 25 Nottingham Way, Pensacola, FL 32506

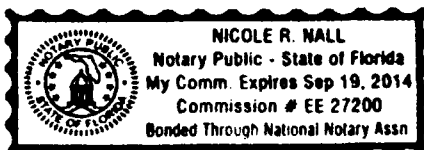

Heather Reynolds, as Natural Gaurdian of Gregory Lee Reynolds, Jr. (Seal)
Address: 4381 Reinsma Road, Milton, FL. 32583

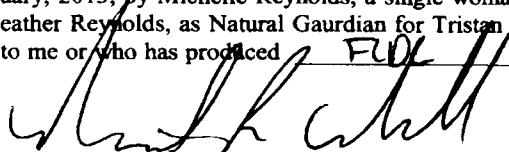

Heather Reynolds, as Natural Gaurdian of Tristan Reynolds (Seal)
Address: 4381 Reinsma Road, Milton, FL. 32583

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 11th day of January, 2013, by Michelle Reynolds, a single woman Heather Reynolds, as Natural Gaurdian for Gregory Reynolds Jr., minor child and Heather Reynolds, as Natural Gaurdian for Tristan Reynolds, minor child, Melissa Couch, a married woman, who is/are personally known to me or who has produced FID as identification.

(SEAL)




Notary Public
Print Name: _____
My Commission Expires: _____

01/10/2013 03:03 8504773588

FAIRWAY IMC

PAGE 02/03

Prepared by:
Rhonda D. Wilson
Jubilee Title and Escrow, Inc.
4300 Bayou Boulevard, Suite 7
Pensacola, Florida 32503

File Number: 2012-00283

Kent Reynolds
Witness Printed Name Kent Reynolds

Bryan Reynolds (Seal)
Bryan Reynolds
Address: PO Box 391, Foley, AL 36535

Eddie Roberts
Witness Printed Name Kent Reynolds Eddie Roberts

State of Alabama
County of Baldwin

The foregoing instrument was acknowledged before me this 10 day of January, 2013, by Bryan R. Reynolds, a single man who is/arc personally known to me or who has produced Drivers License as identification.

(SEAL)

Debra Young
Notary Public
Print Name: Debra Young
My Commission Expires: May 11, 2014

Residential Sales Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to the Escambia County Code of Ordinance Chapter 1-29.2, Article V, Sellers of Residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the Deed or other method of conveyance required to be made a part of the Public Records of Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: Fremont Avenue

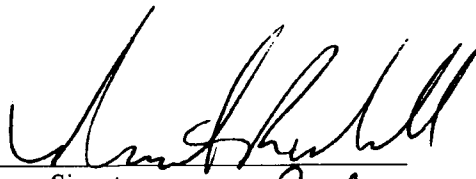
Legal Address of Property: 915 Fremont Avenue, Pensacola, Florida 32505

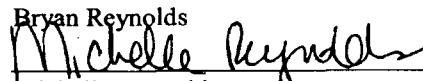
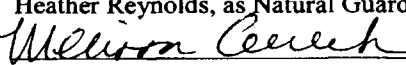
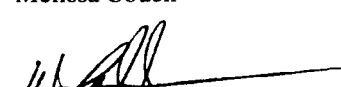

The County [X] has accepted [] has not accepted the abutting roadway for maintenance.

This form is completed by: Jubilee Title & Escrow
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Amber Lynch


Witness Signature
Print Name: Nicole R. Nall

<u>Bryan Reynolds</u>	- Seller
 Michelle Reynolds	- Seller
Heather Reynolds as natural guardian of Gregory Reynolds Jr. Heather Reynolds, as Natural Guardian of Gregory Reynolds Jr.	- Seller
Heather Reynolds as natural guardian of Tristan Reynolds Heather Reynolds, as Natural Guardian of Tristan Reynolds	- Seller
 Melissa Couch	- Seller
 William J. DiGanci	- Buyer
 Lori DiGanci	- Buyer